

P&Z / BUILDING DEPARTMENT SEPTEMBER 2017 MONTHLY REPORT

P&Z COMMISSION MEETING SEPTEMBER 26, 2017

Present: Planning and Zoning Commissioners Sarah Murphy, Ken Collins, Toby Spencer, Debi Renfroe, Derryll Anderson and John Reeves.

Staff members present: Director of Community Development Jahnee Prince, City Planner LaShawn Gardiner, Senior Planner Julie Brown.

1. Approval of minutes from August 7, 2017 meeting. – Motion to Approve – Anderson Second Vice-Chair Collins. Approved unanimously

OLD BUSINESS

2. None

NEW BUSINESS

3. The Southern Federal Credit Union, 430 E. Lanier Avenue, Parcel ID Number 052401004, Development Plans to construct a 5,442 square feet carriage house/accessory building. File # 17-022

Motion to approve with the following conditions.

1. Applicant address engineering and fire department comments.
2. Applicant submit revised plans for approval by staff

Motion-Collins, Second Anderson. Approved unanimously

4. Burger King, 655 North Glynn Street, Parcel ID Number 0531109, Revised Elevations to exterior of building. File # 17-027

Motion to table until the October Planning & Zoning Commission meeting to submit revised plans that (1) reflects landscaping for the specified site, (2) address AAAC recommendations and conditions, (3) delete signage from elevations, and (4) to provide samples of building materials. The applicant should also address the expansive blank walls, per section 94-208 3(c) and comply with lighting.

WORK SESSION ITEMS:

5. The Shops at Fayetteville-314, 100 Highway 314, Parcel ID Number 0530 092, Rezoning request from C-2 (Community Commercial) to C-3. (Highway Commercial), Special Exception request to allow a building with a drive through window, several Variance request including reduction in the required foundation buffer, size of sidewalk, size of required landscape islands, distance between access points, and an increase in the maximum impervious surface area allowed from 60 % to 68 %. File # 17-028-**Ms. Prince reported on receipt of a request to rezone the subject property from C-2 (Community Commercial to C-3**

P&Z / BUILDING DEPARTMENT SEPTEMBER 2017 MONTHLY REPORT

(Highway Commercial), with a special exception to allow a building with a drive-through window, and several variance requests.

Mr. David Buckel gave an overview of the proposed project. The Planning & Zoning Commission was given the opportunity to ask questions of the applicant and render comments. The Commission recommended that the applicant improve the elevations and lighting.

6. J&R Clothing, Highway 54 West, Parcel ID Number 0522 046, Development Plans to construct a 22,000 square foot retail center. Variance request to reduce the required 45 feet highway buffer to 25 feet. File #17-017-[Ms. Gardiner reported on the receipt of development plans to construct a 22,000 sq.ft. retail center and a variance request to reduce the required 45 feet highway buffer to 25 feet.](#)

Darryl Baker gave an overview of the project. The Planning & Zoning Commission was given the opportunity to ask questions of the applicant and render comments. The Commission recommended that the applicant improve the elevations and lighting.

7. Lidl Grocery, 1307 Hwy 85 North, Parcel ID Number 0538 035, Development Plans to construct a 35,962 square foot grocery store. File # 07-029-[Ms. Brown reported on the receipt of development plans to construct a 35,962 sq.ft. grocery store.](#)

Mike Lopez gave an overview of the project. The Planning & Zoning Commission was given the opportunity to ask questions of the applicant and render comments. The Commission recommended that the applicant improve the elevations and lighting.

8. Sample Auto Sales, 210 Industrial Way, Parcel ID Number 0524 132, Special Exception request to allow auto sales in M-1 zoning. File # 17-030-[Ms. Brown reported on a request for a special exception to allow auto sales in an M-1 zoning district.](#)

Angela Samples gave an overview of the project. The Planning & Zoning Commission was given the opportunity to ask questions of the applicant and render comments.

9. The Overlook, 467 Veterans Parkway, Parcel ID Number 0535 009, Variance request to reduce the number of required parking spaces, reduce the required building setback and reduce the required landscape buffer. File # 17-013.01-[Ms. Gardiner reported on a variance request to reduce the number of parking spaces, the required building setback and reduce the required landscape buffer.](#)

Laura Benz provided an overview of the project. The Planning & Zoning Commission was given the opportunity to ask questions of the applicant and render comments.

P&Z / BUILDING DEPARTMENT SEPTEMBER 2017 MONTHLY REPORT

10. McDonald's, 465 North Glynn Street, Parcel ID Number 0530 094, Revised Elevations to exterior of building. File # 17-031-[Ms. Brown reported on a request to revise elevations to the exterior of the McDonald's.](#)

[The applicant gave an overview of the proposed project. The Planning & Zoning Commission was given the opportunity to ask questions of the applicant and render comments. The Commission recommended that the applicant improve the elevations and lighting.](#)

11. McDonald's, 860 South Glynn Street, Parcel ID Number 0517 098, Revised Elevations to exterior of building. File # 17-032- [Ms. Brown reported on a request to revise elevations to the exterior of the McDonald's. The Commission recommended that the applicant improve the elevations and lighting.](#)

[The applicant gave an overview of the proposed project. The Planning & Zoning Commission was given the opportunity to ask questions of the applicant and render comments.](#)

12. Downtown Hotel, 139 North Glynn Street, Parcel ID Number 052301100, Variance Request related to construction of a downtown hotel. File # 17-007.01- [Ms. Prince reported on a variance request related to the construction of a proposed downtown hotel.](#)

[The applicant gave an overview of the proposed project. The Planning & Zoning Commission was given the opportunity to ask questions of the applicant and render comments. The Commission recommended that the applicant choose one site plan from the several mentioned for staff review.](#)

13. Banks Road Annexation, 1262 Highway 54 East and Banks Road, Parcel ID Number 0532 008, Annexation & Rezoning Request for 17 acres from AR (Agricultural Residential/County) to R-15 (Single Family Residential/PUD) for development of a 370 lot subdivision.-[Ms. Prince reported on an Annexation and rezoning request for 175 acres from AG\(Agricultural Residential /County\) to R-15 \(Single-family Residential/PUD\) to develop a 370 lot subdivision.](#)

[Mr. Moore gave an overview of the proposed project. The Planning & Zoning Commission was given the opportunity to ask questions of the applicant and render comments.](#)

STAFF REPORTS:

None

Chair Murphy called for a motion to adjourn.

Motion to adjourn-[Collins, Second Anderson. Approved unanimously](#)



P&Z / BUILDING DEPARTMENT SEPTEMBER 2017 MONTHLY REPORT

ART & ARCHITECTURAL ADVISORY COMMITTEE ACTIVITY SEPTEMBER 15, 2017

Present: Brian Wismer, Charles McKeehan, Derryll Anderson, Vasin Douglas, and Vicki Turner

AGENDA

1. Burger King – [Approved with conditions and recommendations](#) 655 Glynn Street North

Architectural Review- Revised Elevations

Removal of existing mansard roofing areas.

Existing roof will be replaced.

Portions of existing exterior walls are to receive new stone finished towers.

(front entrance, front face and the drive-through window)

New brick veneer base, replacement of all existing trim and copings.

New metal awnings/canopies, light bands, and signage.

All exterior building lighting will be replaced.

New paint

Committee Comments:

Conditions:

1. Structures located in the Main Street Historic District require approved historic colors. Please submit colors from an historic color palette.

2. Site key note #9 –remove signage from elevations the P&Z Commission does not approve signage. Please note, although signage is submitted and reviewed separately, Main Street

requires exterior lighting for signage. See chapter 6 advertising and signs, Section 6.6

Regulated signs. (5) *Main Street Historic District signs.*

(4) *Lighting.* All signs in the historic district, whether ground signs or wall signs, shall only be illuminated by an

external light source, and through craftsmanship and materials, shall reflect downtown district design aesthetics. (See Main Street Historic Design Handbook for examples.)

3. EF-8G exterior finish stone- stacked stone design is a modern trend and does not reflect a historic theme. Alternate masonry finish should be used, preferably brick.

P&Z / BUILDING DEPARTMENT SEPTEMBER 2017 MONTHLY REPORT

Recommendations:

ECT-1G exterior ceramic tile- committee recommends a darker color red.

Consider installing panic hardware on doors. Fayetteville has a high senior population.

ART & ARCHITECTURAL ADVISORY COMMITTEE ACTIVITY SEPTEMBER 28, 2017

Members present: Brian Wismer, Derryll Anderson, Gregg Aiken, and Vicki Turner

AGENDA

1. **Hol Bio- Approved**

380 Stonewall Avenue West

Refacing existing ground sign.

Face of sign will be painted white with black letters and numbers.

Symbol will be a black circle with gold and white ladder rung

AAAC Condition:

- Include the address on the sign similar to how it appears on the current sign
- Add a 1 inch black border along the edge of the sign face

2. **Prime Events Bed and Breakfast--Approved as presented**

200 N. Jeff Davis Drive

Powdered coated white aluminum welded ground sign

Doubled sided sandblasted high density urethane foam sign

Face of sign will be painted HC Dark Green

Letters and elements will be white and gold

Historic wood grain background

Sign will match existing signs located at 240 and 260 N. Jeff Davis

P&Z / BUILDING DEPARTMENT SEPTEMBER 2017 MONTHLY REPORT

	RETAIL	INDUSTRIAL	OFFICE
4thQ 2016	6.50%	5.00%	10.04%
1st Q 2017	6.50%	7.00%	9.70%
2nd Q 2017	5.92%	7.00%	9.32%
3rd Q 2017	5.77%	7.00%	8.73%

Overall Vacancy Rate = **6.64%**

Projects Reviewed by the Planning and Zoning Commission			
Project Type	September 2017	2017 YTD Total	2016 YTD Total
Annexation and Rezoning	0	2	1
Rezoning	0	4	4
Preliminary Plat	0	1	2
Site Development Plan	1	3	10
Elevation Plan	0	4	2
Variance	0	3	4
Special Exception	0	5	4
Amendment to the Zoning Ordinance	0	0	3
Amendments to other ordinances or Bylaws	0	2	2
Comprehensive Plan Text or Future Land Use Map Update	0	1	1
Totals	1	25	33

P&Z / BUILDING DEPARTMENT SEPTEMBER 2017 MONTHLY REPORT

BUILDING PERMIT ACTIVITY REPORT SEPTEMBER 2017

FEES COLLECTED				
		THIS MONTH	YEAR TO DATE 2017	YEAR TO DATE 2016
64	Permits/Inspection Fees	\$9,945.29	\$184,669.23	\$270,378.70
1	Impact Fees	\$1,623.72	\$97,480.00	\$255,367.49
65	TOTALS	\$11,569.01	\$282,149.23	\$525,746.19

NEW RESIDENTIAL ACTIVITY			
	Sept-2017	YEAR TO DATE 2017	YEAR TO DATE 2016
New Single Family Permits Issued	4	40	43
Single Family CO's Issued	0	19	33

FORECLOSURE STATISTICS

2011		
	Total	Avg
Listed	315	26.3
Actual	109	9.08

2012		
	Total	Avg
Listed	233	19.4
Actual	74	6.17

2013		
	Total	Avg
Listed	149	12.4
Actual	48	4

2014		
	Total	Avg
Listed	70	5.83
Actual	33	2.75

2015		
	Total	Avg
Listed	77	6.42
Actual	40	3.33

2016		
	Total	Avg
Listed	29	2.42
Actual	7	0.58

CITY OF FAYETTEVILLE FORECLOSURE 2017														
	Jan	Feb	March	April	May	June	July	Aug	Sept	Oct	Nov	Dec	Total	Avg.
Listed	2	6	2	0	2	2	0	3	1				18	2
Actual	3	0	0	2	3	1	1	0	0				10	1.11

P&Z / BUILDING DEPARTMENT SEPTEMBER 2017 MONTHLY REPORT

SUBDIVISION LOTS PERMIT STATUS 2000 - 9/30/2017

SUBDIVISION	DATE OF PLAT APPROVAL	NUMBER OF LOTS APPROVED	NUMBER OF LOTS PERMITTED	NUMBER OF LOTS LEFT
Stonebriar West Phase II	March 1998	45	37	8
The Villages at Lafayette	January 2002	173	106	67
Sheffield Estates	September 2002	92	92	0
Bates Avenue Tract	January 2003	19	19	0
Farrer Woods	June 2003	51	43	8
Legends at Redwine	July 2003	35	35	0
Sutherland Farms	November 2003	46	46	0
Clifton Lakes	December 2003	30	29	1
Heaton Lakes	February 2004	31	31	0
Summit Point	March 2004	50	50	0
Bellemeade	May 2004	88	88	0
Brookview Estates	July 2004	38	38	0
Sparrows Cove	November 2004	18	18	0
Emory Springs	November 2004	71	71	0
Dickson Springs	August 2005	49	48	1
Pye Lake Estates	October 2005	12	12	0
Grove Park	March 2006	60	60	0
Logan Park	May 2006	48	48	0
Pinewood Forrest PH1B U1	March 2017	43	21	22
Oakleigh Manor	October 2016	77	20	57
TOTAL	TOTALS	1076	912	164

1 Single family permit issued in Farrer Woods

2 Single family permits issued in Pinewood Forrest Phase 1 B Unit 1

1 Single family permit issued in Oakleigh Manor